

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS R-18, R-24, R-31 IN
THE WASHINGTON PARK URBAN RENEWAL AREA PROJECT NO. MASS R-24
FOR REHABILITATION PURPOSES.

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass R-24, hereinafter referred to as the "Project Area: has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the following listed redeveloper has expressed a desire to purchase the above mentioned parcels for the purpose of rehabilitating them for low income tenants in accordance with the provisions of the Urban Renewal Plan and the policies and procedures adopted by the Authority:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Higginbottom Brothers Construction Company, Incorporated be and hereby is designated as Redevelopers of Parcels R-18, R-24, R-31 and subject to publication of all public disclosures and issuances of all approvals as required by the Housing Act of 1949, as amended.
2. That it is hereby determined that the above referred to redeveloper possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcels by advertisement and negotiation is the appropriate method of making land available for redevelopment.

4. That the Director is hereby authorized for and in behalf of the Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and Higginbottom Brothers Construction Company, Incorporated as Buyer of Parcels R-18, R-24, R-31.

Such agreements to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.

That the Director is further authorized to execute and deliver above subject deeds conveying said property pursuant to such Disposition Agreements; and that the execution by the Director of such Agreement and Deed to which a certificate of this Vote is attached, shall be conclusively deemed authorized by this Resolution and conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redevelopers Statement for Public Disclosure"(Federal Form H-6004).

August 6, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: John D. Warner, Director

SUBJECT: DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS R-18, R-24, R-31 IN THE
WASHINGTON PARK URBAN RENEWAL AREA

SUMMARY: This memorandum requests the designation of Higginbottom Brothers Construction Company as redevelopers of Parcels R-18, R-24, R-31 in the Washington Park Urban Renewal Area.

On January 9, 1969 the Authority authorized the advertisement of the availability of disposition parcels R-18, R-24, R-31. The advertisement stated preference would be given to occupants of the buildings to be rehabilitated, displacees from the project area or other project areas, tenants who desire to become owner occupants and then others. On June 19, 1969, the Authority tentatively designated Inner City Development Corporation of Roxbury as redeveloper of Parcels R-24, R-31 and R-38, but since that time, Inner City Development Corporation has lost interest in the properties and withdrawn their request.

On June 3, 1970 a completed redevelopers statement was received from Higginbottom Brothers Construction Company, Inc. indicating a definite interest in redeveloping through rehabilitation, Parcels R-18, R-24, R-31 in the Washington Park Urban Renewal Area.

The Higginbottom Company has in the past entered into and completed several construction projects of various types at Harvard University, 618-620 Dudley Street in Roxbury as well as acting as the prime rehabilitation contractor for the King Bison Company in the rehabilitation of over 60 units in the Roxbury and South End areas.

The Higginbottom Company has agreed to lease thirty percent of the rehabilitated units to the Boston Housing Authority, as leasing funds are available from the Housing Authority.

Final plans and specifications for the rehabilitation of these parcels have been reviewed and approved by the rehabilitation staff of the Authority. Appropriate funds to finance the rehabilitation of these units are available at this time through HUD Section 312 Direct Federal Loans.

It is therefore recommended that the Authority designate the Higginbottom Brothers Construction Company, Inc. of Roxbury, as redeveloper of paraels:

R-18 (48 Alpine Street)

R-24 (19-21 Wakullah Street)

R-31 (120 Regent Street)

An appropriate resolution is attached.

Attachment.